

Hooper

NAYLOR FRIEND

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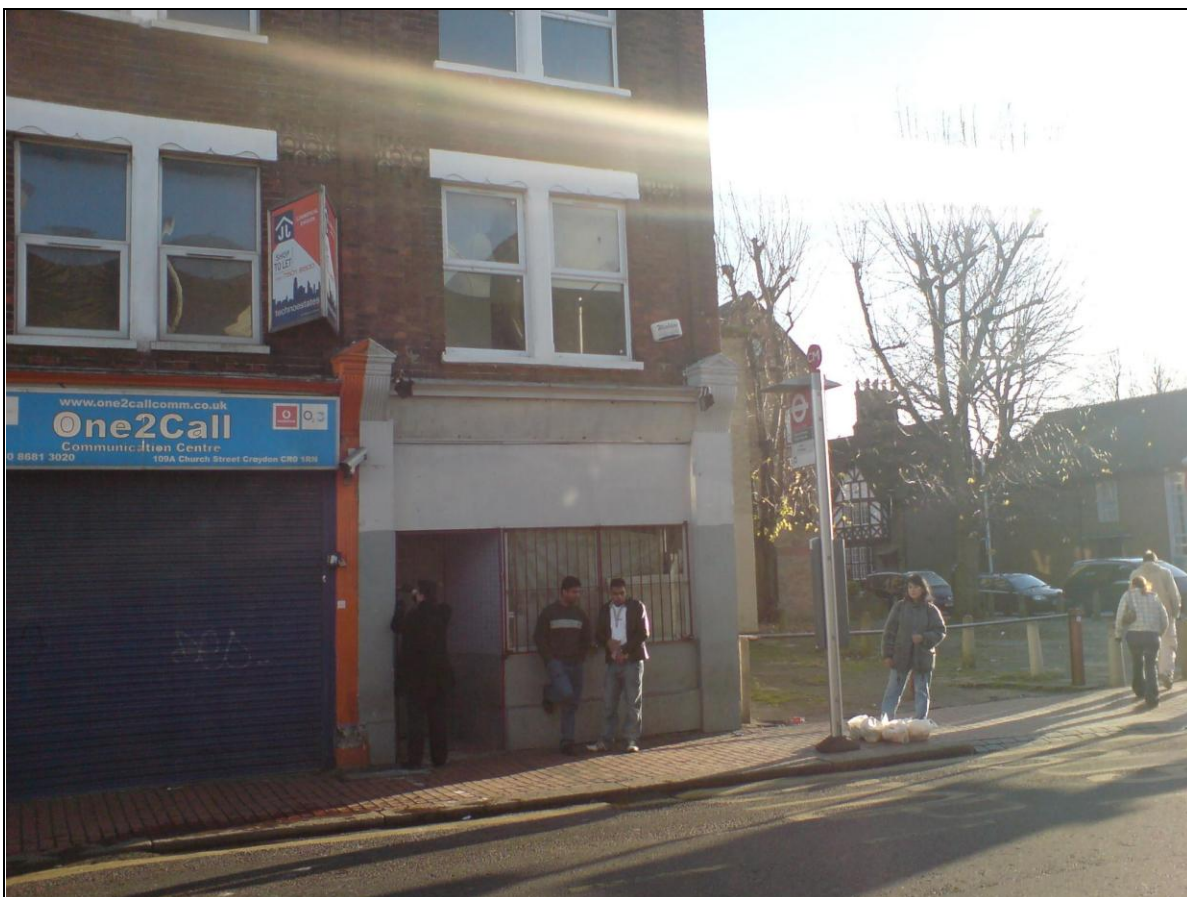
## **SMALL SHOP/OFFICE** **TO LET**

LOCATED ON THE PERIPHERY OF CENTRAL CROYDON AND BENEFITING FROM TWO DEDICATED CAR PARKING SPACES AND AVAILABLE UNDER A NEW LEASE

### **109B CHURCH ROAD, CROYDON, SURREY,** **CRO 1RN**

#### **LOCATION**

The property is situated fronting Church Road opposite "Reeves Corner" in an accessible but somewhat isolated position. Church Road forms part of the main shopping area of Croydon and is also part of the Tramlink route. This leads to a certain amount of pedestrian flow which is enhanced by nearby bus stops. Central Croydon is a considerable suburban shopping area with a number of major shopping streets and the property is ideally suited to a specialist use or retail office use which requires a central Croydon address but does not require significant passing footfall.



## **DESCRIPTION**

The property comprises a ground floor lock up shop fronted premises at the end of a short parade of similar units. The property, which has been partially refurbished, is slightly irregular in shape but will provide a sales area/office plus a small storage area to the rear and parking at the very rear. There are numerous parking restrictions in this part of Croydon and dedicated private parking is rare.

## **ACCOMMODATION**

|   |  |
|---|--|
| <b>Gross Frontage</b>                             | <b>11' (3.35m)</b>   |
| <b>Internal Width</b>                             | <b>10'6 (3.23m) narrowing to 7'5 (2.28m) after 17' (5.18m)</b> |
| <b>Maximum Shop Depth</b>                         | <b>30'5 (9.29m)</b>  |
| <b>Sales Area</b>                                 | <b>275 ft<sup>2</sup> approximately (25.54m<sup>2</sup>)</b>   |
| <b>Storage Area</b>                               | <b>50 ft<sup>2</sup> approximately (4.64 m<sup>2</sup>)</b>    |
| <b>Space for a WC</b>                             |  |
| <b>Dedicated Parking for Two Cars to the Rear</b> |  |

**Figures relating to accommodation are approximate and rounded down for the purposes of guidance, they should not be relied upon and potential purchasers/occupiers are recommended to have a measured survey undertaken prior to making an offer.**

## **TENURE**

The property is offered by way of a new lease, the length of which is to be negotiated, on full repairing and insuring terms

## **USE/PLANNING**

We understand the property currently falls within Class A1/A2 of the Current Town and Country (Use Classes) Order and would suit a specialist retailer or retail office but prospective purchasers/tenants are advised to make their own enquiries of the local Planning Authority concerning existing and potential changes of use prior to offer.

## **RENT**

An initial rent of **£8,000 (eight thousand pounds)** per annum exclusive is sought.

**NB: There may be the possibility of erecting a flank wall advertising hoarding and should the tenant wish to benefit from this, an enhanced rent will be payable (£12,500 (twelve thousand, five hundred pounds) per annum exclusive).**

## **V.A.T.**

All rental and capital figures quoted within these details are exclusive of V.A.T. unless otherwise stated.

## **SUBJECT TO CONTRACT**

Messrs HOOPER NAYLOR FRIEND for themselves and for the vendors or lessors of this property whose agents they are give notice that: 1) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. 2) no person in the employment of Messrs HOOPER NAYLOR FRIEND has any authority to make or give any representative warranty whatever in relation to this property.